

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: Board of County Commissioners.

**FOR OFFICIAL USE ONLY:**

Agenda Date: 5/13/16  
Tentative No.: T- 23796  
Received Date: 5/13/16

**FEEs:**  
P.W.W.M. \_\_\_\_\_ \$1,872.00  
Plus \$10.90 per site in excess of 6 sites----- \$65.40  
P.E.R.A. \_\_\_\_\_ \$210.00  
PRINT \$2,147.40

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$128.84 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,276.24 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 54 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

- Name of Proposed Subdivision: WEST OLIVE ESTATES
- Owner's Name: WEST OLIVE ESTATES II, LLC Phone: 305-903-4457  
Address: 12060 SW 129th COURT #208 City: MIAMI State: FL Zip Code: 33186  
Owner's Email Address: dcoronado@josennafshi.com
- Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101  
Address: 9370 SW 72nd STREET, SUITE 102 City: MIAMI State: FL Zip Code: 33173  
Surveyor's Email Address: ED@ASOMIAMI.COM
- Folio No(s): 30-4910-003-0390 / 30-4910-003-0395 / \_\_\_\_\_ / 3
- Legal Description of Parent Tract: THE NORTH 1/2 OF TRACT 26 J.G.HEAD'S FARMS SUBD. (PB 46 AT PG. 44)  
MIAMI-DADE COUNTY, FLORIDA, IN SEC.10-54-39
- Street boundaries: SW 145th AVE. BETWEEN SW 20th ST AND SW 19nd STREET
- Present Zoning: RU-1Ma Zoning Hearing No.: CZAB10-4-05
- Proposed use of Property:  
Single Family Res.( 12 Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

**NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

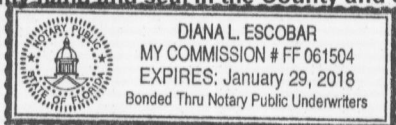
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Daniel Coronado / Manager Member

BEFORE ME, personally appeared Daniel Coronado this 4th day of April, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 4th day of April, 2016 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here): Diana L Escobar

(NOTARY SEAL)

(Commission Expires) 1/29/18

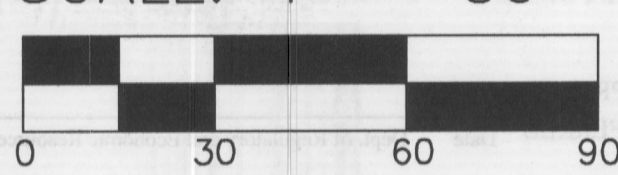
(Commission Number) FF 061504

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



TENTATIVE PLATT-23796-1-NEW  
NAME: WEST OLIVE ESTATES  
SEC. 10 TWP. 54 S. R. 39 E. DIST. 11  
ZONING: RU-1Mb/MIAMI-DADE

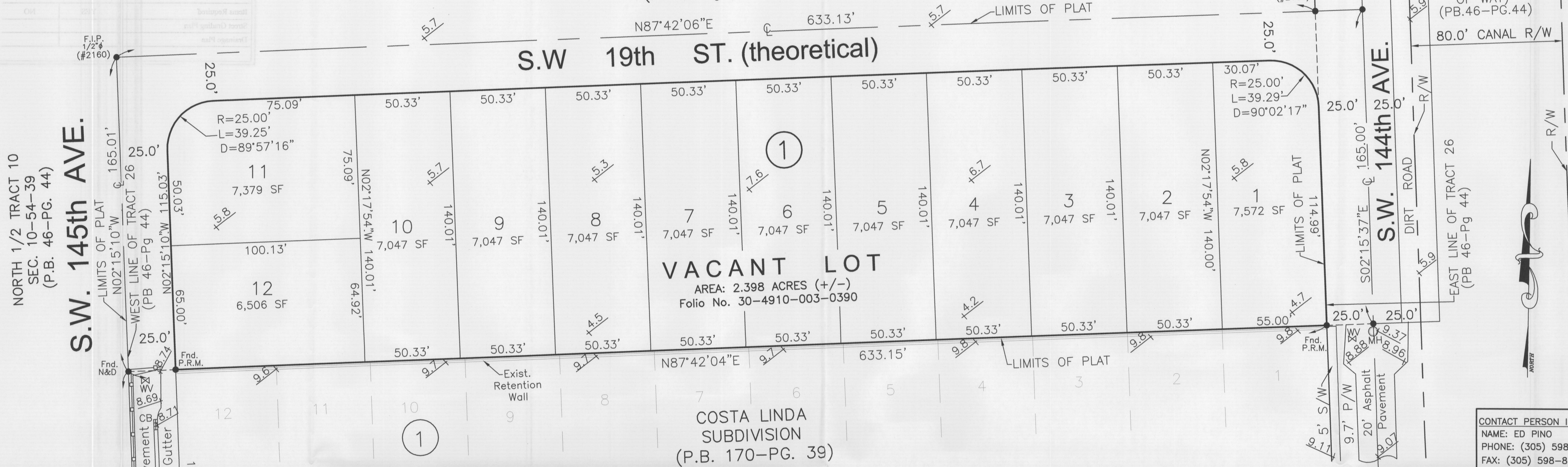
SCALE: 1" = 30'



# TENTATIVE PLAT OF WEST OLIVE ESTATES

A REPLAT OF THE NORTH 1/2 OF TRACT 26, J.G. HEAD'S FARMS, PLAT BOOK 46 AT PAGE 44  
LYING IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.

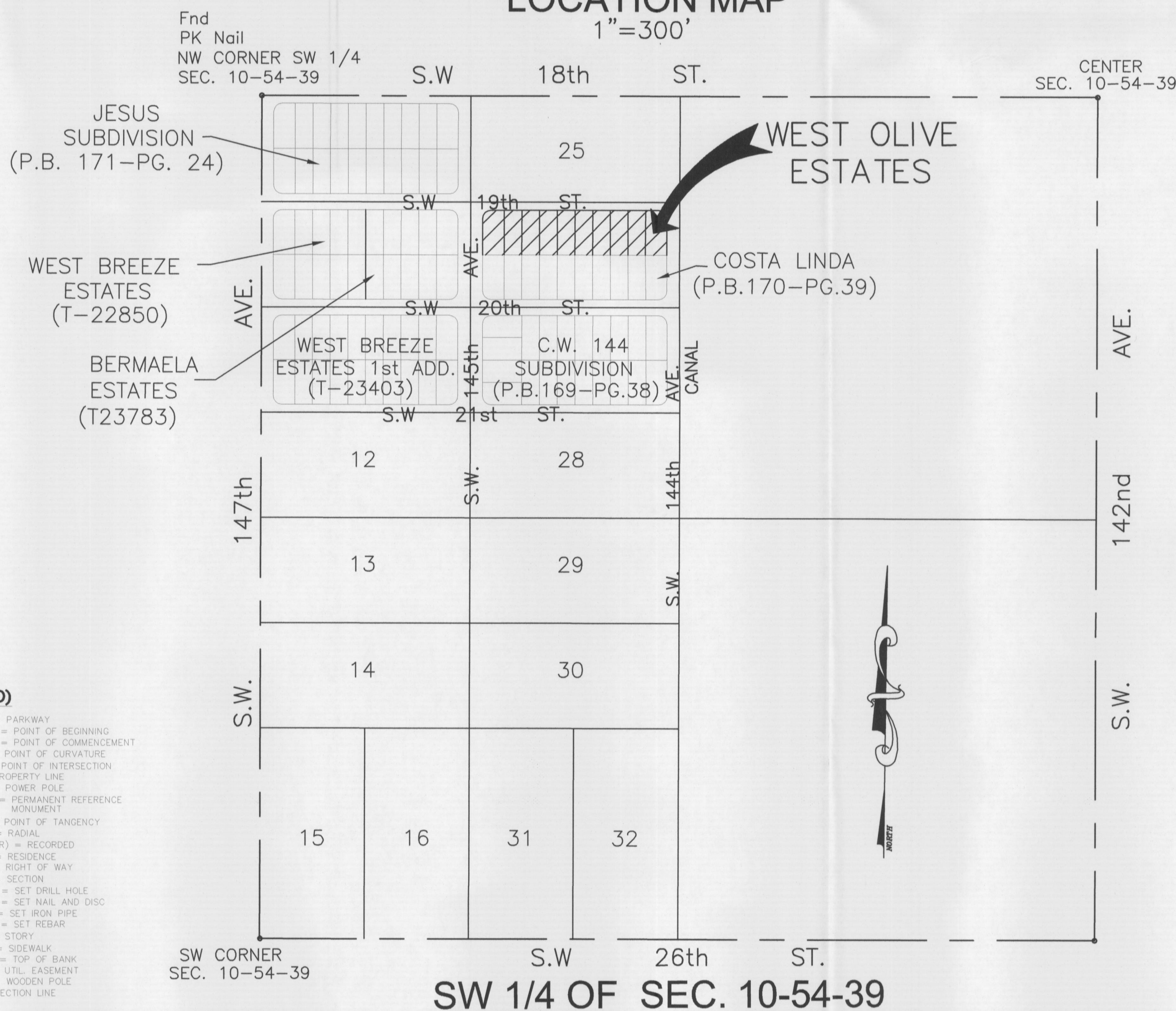
TRACT 25  
SEC.10-54-39  
(PB 46-Pg 44)



CONTACT PERSON INFORMATION  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

## LOCATION MAP

1"=300'



SITE ADDRESS: 144XX S.W. 19th STREET, MIAMI, FL. 33184  
JOB NUMBER: 16-415  
DATE OF SURVEY: APRIL 26, 2016  
FOLIO NUMBER 30-4910-003-0390

### SURVEYOR'S LEGEND (IF ANY APPLIED)



### ABBREVIATION (IF ANY APPLIED)

A/C = AIR CONDITIONING UNIT  
A/P = ASPHALT  
B.M. = BENCH MARK  
B/COR = BLOCK CORNER  
CALC(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CL = CLEAR  
CONC = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
D = DIAMETER  
ELEV = ELEVATION  
ENC = ENCROACHMENT  
F.D.H. = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N.D. = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPRING  
L.P. = LIGHT POLE  
MEAS(M) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
NTS = NOT TO SCALE  
P/W = PARALLEL  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P = PROPERTY LINE  
P.P. = POWER POLE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
RAD = RADIAL  
REC (R) = RECORDED  
RES = RESIDENCE  
R/W = RIGHT OF WAY  
SEC = SECTION  
S.D.H. = SET DRILL HOLE  
S.N.D. = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE  
S.R.B. = SET REBAR  
STY = STORY  
SW = SIDEWALK  
T.O.P. = TOP OF BANK  
U.E. = UTILITY EASEMENT  
W.P. = WOODEN POLE  
E = SECTION LINE

### LEGAL DESCRIPTION:

PARCEL 1  
THE NORTH 25 FEET OF THE NORTH 1/2 OF TRACT 26, OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
PARCEL 2  
THE NORTH 1/2 OF TRACT 26, LESS THE NORTH 25 FEET THEREOF, OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No.120635-431, bearing an effective date of September 11, 2009. Base elevation of 9.00.

Land Area of Subject Property: 2.40 Acres(+/-)

The Property is Zoned RU-1Mb (Single Family-Modified)

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.  
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assumed meridian of N.02°14'43"W. for the centerline of S.W. 147th AVE. also being the west line of Sec.10, Township 54S, Range 39E, Miami-Dade County.

Dade County Flood Criteria = 8.3

Number of Lots: Twelve residential lots

Bench Mark used: BM P-4057, Elevation 9.12 at S.W. 147th AVE. & 26th ST.

Proposed Development Information: 12 Single Family C.B.S. Residences in lots 1-12

### SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORDS ON THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND TO CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE.

American Services of Miami, Corp.

Ed Pino  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER No. 6771  
STATE OF FLORIDA  
DATE: APRIL 26, 2015

TENTATIVE FOR WEST OLIVE ESTATES

FOR: WEST OLIVE ESTATE II, LLC.  
SCALE: 1"=30'  
DATE: 4/26/16  
DESIGNED BY: E.P.  
APPROVED BY: E.P.

DRAWN BY: T.P.  
FIELD BOOK No.  
CHECKED BY: E.P.  
PAGE No. 1

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

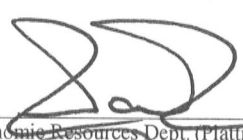
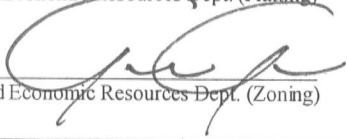
9370 S.W. 72nd STREET, Suite A-102  
MIAMI, FL 33156  
PH: (305) 598-5101  
FAX: (305) 598-8627  
ASOMIAMI.COM

This drawing is the property of Kelley Engineers and Planners and shall not be used or reproduced in whole or in part without permission of American Services of Miami, Corp.

ORDER No.  
16-415  
SHEET No.  
1



# WEST OLIVE ESTATES

TENTATIVE PLAT NO. 23796-1  
 Sec. 10 Twp. 54 Rge. 39  
 Municipality: MIAMI-DADE  
 Zoned: RU-1M(a)  
 RECOMMENDS  
 APPROVAL 5-13-16   
 Date, Regulatory and Economic Resources Dept. (Platting)  
 RECOMMENDS  
 APPROVAL 5-13-16   
 Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the requirements checked below:
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Concurrency capacity reservation is valid until May 12, 2017 if tentative plat is kept active.
- ☒ Tentative Plat valid until February 13, 2017  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 8.3 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- ☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.
- ☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review.**
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Processing fee for Permanent Reference Monument Verification.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)**

☒ *Tree survey required prior to Final Plat*